004.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,000 / 968,000
					USE VALUE:	968,000 / 968,000
					ASSESSED:	968,000 / 968,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-107	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIONDO SERAFINA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	105 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5162.000	508,100		459,900	968,000
Total Card	0.119	508,100		459,900	968,000
Total Parcel	0.119	508,100		459,900	968,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.46 /Parcel: 373.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4186
GIS Ref:
GIS Ref:
Insp Date: 08/26/17

!445!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,100	0	5,162.	459,900	968,000		Year end	12/23/2021
2021	104	FV	484,600	0	5,162.	459,900	944,500		Year End Roll	12/10/2020
2020	104	FV	484,800	0	5,162.	459,900	944,700	944,700	Year End Roll	12/18/2019
2019	104	FV	374,700	0	5,162.	488,600	863,300	863,300	Year End Roll	1/3/2019
2018	104	FV	374,700	0	5,162.	356,400	731,100	731,100	Year End Roll	12/20/2017
2017	104	FV	329,100	0	5,162.	310,400	639,500	639,500	Year End Roll	1/3/2017
2016	104	FV	329,100	0	5,162.	264,400	593,500	593,500	Year End	1/4/2016
2015	104	FV	292,500	0	5,162.	258,700	551,200	551,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:31:54

LAST REV

Date	Time
12/26/19	10:22:47
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIONDO CHARLES/	25987-268		1/22/1996		1	No	No	A	

USER DEFINED

Prior Id # 1:	4186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1520	Wood Dec	7,000					
12/1/2000	930	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	197	PATRIOT
3/24/2000	Inspected	270	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5162		Sq. Ft.	Site		0	80.	1.11	1									459,889						459,900	

Total AC/HA:	0.11850	Total SF/SM:	5162	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	459,889	Spl Credit		Total:	459,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05509257
Const Adj.:	0.97757620
Adj $ / SQ:	185.658
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690382
Depreciation:	182261
Depreciated Total:	508121

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

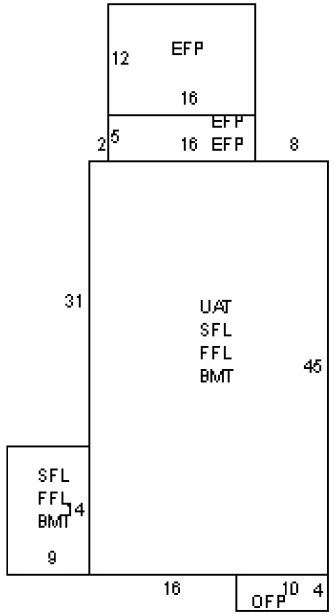
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.66
Special Features:	0	Val/Su Net:	111.11
Final Total:	508100	Val/Su SzAd	196.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	55.700	72,184
FFL	First Floor	1,296	185.660	240,613
SFL	Second Floor	1,296	185.660	240,613
EFP	Enclos Porch	352	34.180	12,030
UAT	Upper Attic	293	74.260	21,722
OFP	Open Porch	40	43.010	1,721

Net Sketched Area:	4,573			Total:	588,883
Size Ad	2592	Gross Area	5450	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	